

CITY OF VANCOUVERSPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 20, 1972, in No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: Her Worship the Deputy Mayor (Alderman Linnell)
Aldermen Bird, Broome, Calder, Phillips,
Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (on Civic business)
Alderman Hardwick
Alderman Sweeney (on Civic business)

CLERK TO THE COUNCIL: R. Thompson

BUSINESSLocal Improvements on the Initiative

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,

THAT the Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Her Worship Deputy Mayor Linnell in the Chair.

- CARRIED

COURT OF REVISIONSpecial Light Standard Project
on the Initiative - Schedule No. 412

The Assessment Commissioner submitted Schedule No. 412. The schedule covered light standard projects in Area II (Shaughnessy) divided into 8 sub areas and dealt with initiative projects, Type 1 light standards (reconstruction of existing standards) and Type 2 (post top street lights). The report indicated that in none of the instances was there sufficient signatures to defeat the project.

Mr. Daniel A. Klang was the only person speaking and he reviewed his estimation of the attitude of the property owners in the area which coincided generally with the information received by the City Engineer subsequent to the circulation of his questionnaire. He emphasized the preference was generally in favour of refurbishing the present standards.

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,

THAT Schedule No. 412, as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,

THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT the report of the Court of Revision, dated April 20, 1972, on Schedule No. 412, be received.

- CARRIED

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Local Improvements:
Subsequent Procedure

The Board of Administration submitted a report dated April 17, 1972, on the two proposals for light standard projects in Area II (Shaughnessy). The Board of Administration submitted the matter in the form of a consideration item proposing two alternatives:

- A. that Special Light Standard Projects Type 1 (refurbish) on Schedule 412, Items 1-3 and 5-8, inclusive be undertaken (that is, in all areas except Area D), or
- B. that Special Light Standard Projects Type 2 (post top) on Schedule 412, Items 1-3 and 5-8 inclusive, be undertaken.

The Council noted that the views of the residents were slightly in favour of type 1 installation, except in the case of Area D where type 2 was favoured.

Commissioner Ryan suggested that Council might install type 2 light standards in Area D where such type is apparently preferred and leave the 7 remaining areas at least for the time being.

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,

THAT special light standard project type 2 (post top), set out as item 4, Area D, Schedule No. 412, be undertaken.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,

THAT the balance of light standard projects in Area II being sub areas described as A, B, C, E, F, G and H, be not undertaken at the present time.

- CARRIED


MOVED by Ald. Broome,
SECONDED by Ald. Rankin,

THAT the City Engineer be authorized to call tenders for the approved project.

- CARRIED

The Special Council adjourned at 9:50 a.m.

The foregoing are Minutes of a Special Council meeting (Court of Revision), dated April 20, 1972, adopted on April 25, 1972.


MAYOR


CITY CLERK

CITY OF VANCOUVER

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SPECIAL COUNCIL - APRIL 20, 1972

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber, City Hall, on Thursday, April 20th 1972 at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Bird, Calder, Broome, Linnell, Hardwick,
Phillips, Rankin, and Wilson

ABSENT: His Worship the Mayor
Alderman Adams
Alderman Sweeney (On Civic Business)

CLERK TO THE COUNCIL: M. James

MOVED by Alderman Phillips
SECONDED by Alderman Rankin

THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Proposed Rezoning:
Fairview Slopes Area

An application was received from the Director of Planning and Civic Development to amend the text of the Zoning and Development By-law No. 3575 to establish two new District Schedules:

CRM-2 Commercial/Multiple Dwelling
District

CRM-3 Commercial/Multiple Dwelling
District

The application also proposed consequential amendments to the By-law as follows:

All lots in Blocks 293 - 297 inclusive and Blocks 314 - 316 inclusive, District Lot 526 being the area bounded generally by 6th Avenue, Birch Street, Willow Street and 8th Avenue from:

Present Zone: M-1 Industrial District
to

Requested Zone: CRM-2 Commercial/Multiple Dwelling
District

All lots in Block 292, 298, 299, 312, 313, 317, 318, and 319, District Lot 526 being areas bounded generally by 6th Avenue, Hemlock Street, Alder Street, 8th Avenue, Ash Street, Laurel Street and 8th Avenue from:

Present Zone: M-1 and M-2 Industrial District
to

Proposed Zone: CRM-3 Commercial/Multiple Dwelling
District

Continued.....

The application has received the approval of the Technical Planning Board subject to the provision that the Director of Planning and Civic Development be instructed to carry out an automatic review of both CRM-2 and CRM-3 provisions after the schedules have been in effect for a period of two years (or earlier if required).

The application is approved in principle by the Vancouver City Planning Commission subject to the following guidelines and recommendations:

A. Low Profile (CRM-2) - Area of the Fairview Slopes

- 1. Uses See the CRM-2 Schedule
- 2. Height " " " "
- 3. Site Coverage and Yard Requirements. It is suggested that site coverage and yard requirements may be varied or eliminated where it is deemed that this will improve the general amenity of the development itself. Such may be the case where an equivalent amount of useable private open space is provided in lieu of the normal yards around buildings.

Such variances should also be compatible with adjacent residential development, particularly with respect to the provision of adequate daylight access to habitable rooms.

- 4. Private Open Space. It is considered desirable that residential units should have direct access to areas of private open space of approximately the following areas:

Bachelor Unit	100 sq. ft.
1 bedroom	150 " "
2 bedroom	375 " "
3 bedroom	600 " "

- 5. Daylight Access. It is suggested that where the yard requirements are varied, RM-3 horizontal daylight access requirements should be applied to living rooms, but that such requirements need not apply rigidly to other habitable rooms, in order that interior courtyards and similar forms of development may be embodied.
- 6. Off Street Parking. It is suggested that one criterion for achieving full F.S.R. should be the provision of parking underground or within a wholly enclosed structure wherever possible. In addition, this should be mandatory on sites exceeding 12,000 sq. ft. The provision of separate visitor parking spaces is also suggested.
- 7. Signs and Advertisements. In order that signs and advertisements are compatible with the residential environment, they should not be permitted above the first floor level of any building, they should be fascia, generally not exceed 12 sq. ft. in area and should not be illuminated, flashing or animated.
- 8. Restaurants. It is specifically intended that restaurants need not be confined wholly within a completely enclosed building as in CRM-3.
- 9. Parking Structure Facades. It is intended that parking structures extending above grade level should be concealed behind residential or commercial uses so that they do not face onto neighbouring residential development. The ground floor level should be of pedestrian interest such as retail stores and the use of the building for parking should start at the second floor.

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

10. Other Design Factors. Among other factors which should be considered in allocating full F.S.R. are:

- a) a high quality of construction which will reduce sound transmission between units (e.g. masonry or double studding).
- b) high quality of landscape design.
- c) architectural compatibility with neighbouring residential development. The Design Panel should be consulted in this regard.
- d) frontages of commercial premises should be reduced to 25 ft.
- e) a diversity of housing types should be encouraged.

B. CRM-3 Area

In addition to the specific regulations embodied in the (CRM-3) schedule, guidelines 7, 9 and 10(b) above should also apply.

FURTHER RECOMMENDATIONS

1. Section 2 of both CRM-2 and CRM-3 District Schedules should be amended so that the uses which are subject to the special approval of the Technical Planning Board should go to the Planning Commission for recommendation prior to the Board's decision.
2. Existing C-2 Commercial height limits of 40 feet should not be increased at the discretion of the Technical Planning Board where such development faces onto CRM-2 areas. Similarly such heights should not be increased beyond 40' where facing on a CRM-3 area unless the CRM-3 uses contiguous are compatible.
3. That the Zoning and Development Bylaw be amended to provide that any requested increase in height over the permitted 100' in C-3 Commercial Districts be to the approval of the Technical Planning Board after consultation with the City Planning Commission and notification of adjacent owners and residents.
4. Certain non-local specialized commercial uses which are compatible with the residential environment should be permitted, e.g. architects' offices.
5. Section 3 of the draft CRM-2 schedule should be amended to provide for the notification of adjoining owners and residents upon submission of development permit applications.
6. The CRM-3 density of 1.9 should be reviewed in the light of overall objectives for the area with a possibility that this density might be increased.
7. Preservation of Existing Houses. Consideration should be given to the retention of older houses in "good condition", possibly by the acquisition of these properties by a public agency with a view to having them renovated and rented to people of low income.

Consideration might also be given to a scheme of Grants/Loans to Owners/Residents similar to that now in effect in Strathcona.
8. Development of Amenity Areas. A study should be made of plans for social facilities such as parks. In this connection it is suggested that there should be consultation with developers in the CRM-3 areas regarding integration of public and private open space.
9. Traffic. Throughout the whole area there should be a study of traffic circulation with consideration being given to the possible closing of some streets.
10. Representatives from the area should be added to the Fairview Slopes Sub-Committee of the City Planning Commission.

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

Following the explanation of the proposed revision by the addition of the new District Schedules and the geographical areas which these schedules would control, given by the Director of Planning and Civic Development, the following delegations were heard:

1. W. A. Street, Solicitor, representing B.C. Telephone Company and Fred Deeley Limited - advised Public Hearing of the development of B.C. Telephone Company for its Data Processing and Computer Centre on the South West corner of Ash and 7th Avenue and noted that the new zoning would preclude any further development of this site. Mr. Street advised that this building which was designed for a specific purpose had included in its design provision for expansion which would be prohibited under the new zoning schedule, and requested that this land and the land of Fred Deeley Limited be deleted from the rezoned area and be rezoned as C-2.
2. Mr. W. Brisseau and Mr. W. Werner speaking on their own behalf noted that the proposed rezoning would limit the profitability of development by firms developing and/or operating a Real Estate in the area. Suggested that the zone be raised to a higher density and allow higher building heights.
3. Mr. G. Clarke, Solicitor representing Chrysler Corporation of Canada Limited - read and filed letter dated April 19, 1972 from Campney & Murphy.
4. Mr. R. J. Schuss on behalf of the Real Estate Board of Greater Vancouver read and filed brief.
5. Mr. R. Sterne advised Public Hearing he favours lowest density and heights, agrees with mixed uses.
6. Mr. H. Weinreich on behalf of Citizens Council on Civic Development read and filed brief dated April 20, 1972.
7. Mr. J. Petrie representing Fairview Ratepayers and Tenants Association read and filed brief dated April 20, 1972.
8. Anne Hayes representing Fairview Ratepayers spoke in support of Fairview Ratepayers and Tenants Association brief.
9. Mr. H. Hawthorn read and filed brief.
10. Mr. W. Rhone spoke in support of the proposed By-law with the exceptions of the shapes of CRM-2 and CRM-3 areas, limitation of the commercial area to a F.S.R. of .25. Suggested an increase of F.S.R. to 1.0; suggested overall F.S.R. of 1.5 for CRM-2 is on the low side; suggested yard requirement should be abolished; suggested the character of the area of the commercial uses should be "low key".
11. Mr. W. R. Iredale referred to change of zone from RM-3 to M-1 in 1961 and M-1 to CRM-2/3 in 1972; suggested F.S.R. on False Creek Flats should not be higher than on the slopes; suggested CRM-2 schedule does not exploit the view potential; agrees with mixture of residential and commercial but felt .25 F.S.R. for commercial too small; suggested uses should be more flexible; supported the encouragement of good design; suggested the F.S.R. limitations would inhibit development.

Continued.....

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

12. Mr. J. F. Fergusson representing Bell & Fergusson referred to a development permit issued to the Company under M-1 zoning presently in effect and enquired of its future legality.

The Deputy Mayor suggested Mr. Fergusson be in contact with the appropriate officials for a fuller explanation.

The Public Hearing also noted a letter of June 7, 1971 from Mr. W. J. McCartney and a letter of April 14, 1972 from Mr. T. F. Buchanan which submitted a letter of March 29, 1971 submitted by fifteen property owners and tenants in Block 299 which requested that Block 299 remain zoned M-1.

MOVED by Alderman Wilson,

THAT all submissions be received for information and studied by Council Members and the matter be referred to a future Council meeting for decision.

- CARRIED

MOVED by Alderman Calder,

THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Broome,


SECONDED by Alderman Wilson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at approximately 9:45 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing) dated April 20, 1972, adopted on July 4, 1972.


MAYOR


CITY CLERK